



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3005347
Applicant Name: Zane Smith
Address of Proposal: 3101 East Madison Street

SUMMARY OF PROPOSED ACTION

Land Use Application to expand an existing 3,311-square-foot customer service office building to include 1,000 square feet of administrative office and 2,041 square feet of customer service office for a total building area of 6,352 square feet. No change in parking requirement (seven spaces).

The following approval is required:

SEPA – Environmental Determination – Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☒ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition, or involving
 another agency with jurisdiction.

BACKGROUND DATA

Zoning: Neighborhood Commercial 2, with a height limit of 40 feet (NC2-40)

Date of Site Visit: August 11, 2006

Uses on Site: One 3,111-square-foot customer service office building

Substantive Site Characteristics:

This approximately 5,871-square-foot subject site is a corner lot that fronts on East Madison Street to the northwest and Lake Washington Boulevard East to the southwest. The subject site is zoned Neighborhood Commercial 2, with a height limit of 40 feet (NC2-40). The NC2-40 zone continues to the northeast and southwest. The area to the northwest is zoned Single-family 7200 (SF 7200). The area to the south is zoned Residential, Multifamily, Lowrise 2 (L2).

The subject site is predominantly flat. The site was initially designated within a mapped environmentally critical area (ECA) due to potential landslide, however, the applicant applied for and received an exemption from an ECA designation in 1991 which was based on further analysis of the site.

There is an existing two-story office building on the project site, which is proposed to be expanded. Vegetation on the site is very limited.

Proposal Description:

The applicant proposes to demolish 1,149 square feet of the southern portion of the existing building and to add on 3,041 square feet of customer service and administrative office. Vehicular access will be provided by the existing parking arrangement.

Public Comment:

The comment period for this proposal ended on August 9, 2006. During this period, no written comment letters related to this project were received.

ANALYSIS - SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05). The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated June 20, 2006. The information in the checklist, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part: *"Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation,"* subject to some limitations. Under certain limitations or circumstances (SMC 25.05.665 D 1-7), mitigation can be considered. A more detailed discussion of some of the potential impacts from this project follows.

Short-Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from demolition/building activities and hydrocarbon emissions from demolition/construction vehicles and equipment; increased traffic and demand for parking from demolition/construction equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project, such as: the Noise Ordinance, the Critical Areas Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code. Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation, and further mitigation by imposing specific conditions is not necessary for these impacts.

Long-Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal. These impacts include possible increased light and glare as well as a slight increase in traffic. These long-term impacts are not considered significant because they are minor in scope.

The long-term impacts are those associated with customer service and administrative office buildings and will be mitigated by the City's adopted codes and/or ordinances. Specifically these include: the Stormwater, Grading, and Drainage Control Code; the Land Use Code; and the Seattle Energy Code. Earth-related impacts may result in the long-term and are mitigated by the Critical Areas Ordinance.

Summary

In conclusion, there are a few adverse effects on the environment that are anticipated as a direct impact of the proposed construction. However, specific impacts identified in the foregoing analysis have been mitigated by existing codes and ordinances, per adopted City policies. Therefore, no additional SEPA conditions have been imposed on the proposed project.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency, of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

CONDITIONS – SEPA

Prior to Issuance of MUP

1. Include on the final plans the corrections noted in the Land Use Plans Correction Notice dated September 14, 2006.
2. Provide with the final plans written documentation from Seattle Department of Transportation to demonstrate that the planting of street trees could pose a safety risk for vehicular traffic, and thus, mitigates the requirement of street trees per SMC 23.47.016.C2.e for this project.

Signature: (signature on file) Date: November 30, 2006
Janet Hyde-Wright, Land Use Planner
Department of Planning and Development